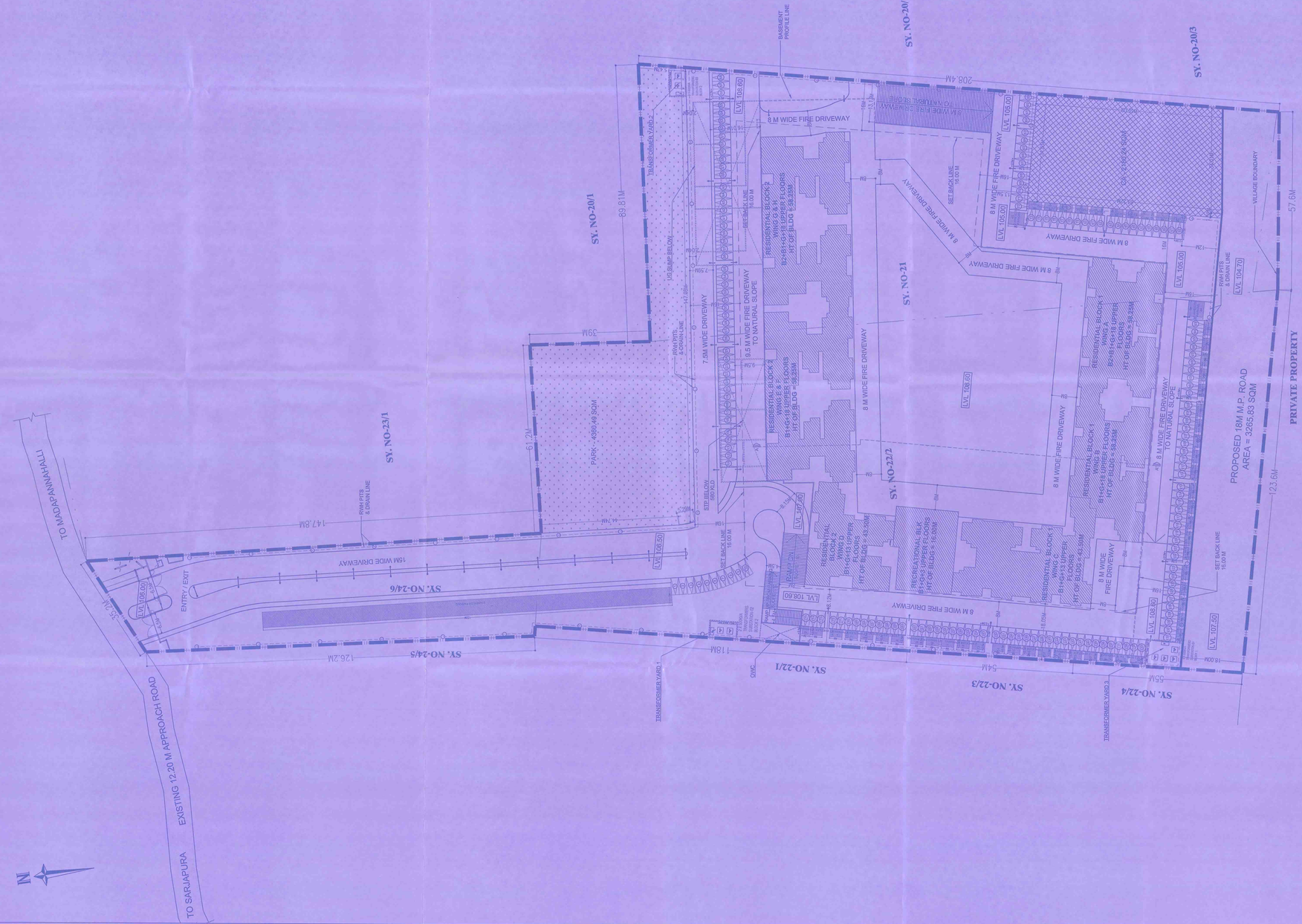


KEY PLAN - NTS

Area Summary		
TOT AREA - 10 Acres 31 gontas		43604.82
	Required	Achieved
10% Park & Open Spaces	4360.48	4360.49
+ 5 % Civic Amenities	2180.24	2180.24
Road width - 12.20m		
50% Site Area considered for FAR (Isec CA)		21521.62
FAR AREA ALLOWED	3.35	72105.42
FAR AREA ACHIEVED	3.2468	70157.82
Site Area for Ground coverage		21521.62
GROUND COVERAGE ALLOWED	35.00%	7532.55
GROUND COVERAGE ACHIEVED	14.27%	3258.55
Required Setbacks		3258
Proposed Setbacks		1280
No. of floors		B+G+18 FLOORS
Building Height		58.25M

CAR PARKING CALCULATIONS:

ALL UNITS ARE MORE THAN 500Q.M AREA

CAR PARKING FOR ALL UNITS	= 771 NOS
10% VISITOR'S PARKING	= 77 NOS
REQUIRED PARKING	= 848 NOS
PARKING PROVIDED:	
BASEMENT 2	= 200 NOS
BASEMENT 1	= 473 NOS
SURFACE	= 175 NOS
TOTAL PROVIDED	= 848 NOS

2 WHEELER PARKING CALCULATIONS:
REQUIREDD% OF TOTAL

CAR PARK AREA REQUIRED)	= 2915.60 SQ.M
PARKING PROVIDED IN BASEMENT 2	= 362.62 SQ.M
PARKING PROVIDED IN BASEMENT 1	= 1337.40 SQ.M
PARKING ON SURFACE	= 1225.00 SQ.M
TOTAL AREA PROVIDED	= 2924.42 SQ.M

BUILDING HEIGHTS :

BLOCK 1 -

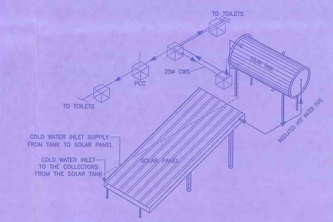
(i) B2+B1+G+18 UPPER FLOORS = 58.25M
(ii) B1+G+13 UPPER FLOORS = 43.50M

BLOCK 2 -

(i) B2+B1+G+18 UPPER FLOORS = 58.25M
(ii) B1+G+13 UPPER FLOORS = 43.50M

RECREATIONAL BLK -

B1+G+3 UPPER FLOORS = 16.00M



TYPICAL SOLAR PANEL SYSTEM

TWO WHEELER PARKING AREAS		
LEVEL	S.NO.	AREA(sqm)
GROUND FLOOR	1	965.00
	2	5.00
	3	10.00
	4	10.00
	5	30.00
	6	10.00
	7	10.00
	8	10.00
	9	10.00
	10	10.00
	11	10.00
	12	10.00
	13	10.00
	14	10.00
	15	10.00
	16	10.00
	17	10.00
	18	10.00
	19	10.00
	20	10.00
	21	10.00
	22	10.00
	23	10.00
	24	10.00
	25	10.00
	26	10.00
	27	10.00
	28	10.00
	29	10.00
	30	10.00
	31	10.00
	32	10.00
	33	10.00
	34	10.00
	35	10.00
	36	10.00
	37	10.00
	38	10.00
	39	10.00
	40	10.00
	41	10.00
	42	10.00
	43	10.00
	44	25.00
	45	20.00
	46	10.00
	47	10.00
	48	10.00
	49	10.00
	50	10.00
	51	10.00
	52	10.00
	53	10.00
	54	10.00
	55	20.00
	TOTAL	1325.00

LAND USE ANALYSIS:			
SITE AREA	43604.87	SQM	
PARK AREA	4360.49	SQM	10.00%
CIVIC AMENITIES AREA	2180.24	SQM	5.00%
PROPOSED MP ROAD AREA	3265.83	SQM	7.49%
PODIUM / BUILDING AREA	18393.10	SQM	42.18%
OPEN PARKING AREA	1815.00	SQM	4.16%
DRIVEWAY & OPEN AREA	13590.21	SQM	31.17%
TOTAL			100.00%

AREA STATEMENT - PARKING LEVEL - RESIDENTIAL (BASEMENT1 & 2 in SQM)

	Gross Area	Non BUA deduction Cutouts	Total BUA	FAR deduction Lift/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	
Basement 1	18353.10	39.97	18313.13	130.61	17666.17	0.00	0.00	17796.98	516.15	
Basement 2	6270.36	16.39	6254.01	48.65	5912.66	0.00	0.00	6061.31	192.70	
Total	24623.46	56.32	24607.14	179.26	23578.83	0.00	0.00	23858.09	708.05	

AREA STATEMENT - BLOCK 1 - RESIDENTIAL - WING A & B (G+18 FLOORS) & WING C (G+13 FLOORS) in SQM

	Gross Area	Non BUA deduction Cutouts	Total BUA	FAR deduction Lift/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
Ground Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
1st Floor	2723.38	341.38	2382.00	58.14	0.00	0.00	0.00	58.14	2323.86	24
2nd Floor	2705.55	261.45	2444.10	58.14	0.00	0.00	0.00	58.14	2385.96	24
3rd Floor	2777.07	260.79	2516.28	58.14	0.00	0.00	0.00	58.14	2458.14	24
4th Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
5th Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
6th Floor	2296.05	206.40	2089.65	58.14	0.00	0.00	445.66	503.80	1585.85	24
7th Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
8th Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
9th Floor	2809.34	261.45	2547.79	58.14	0.00	0.00	0.00	58.14	2489.65	24
10th Floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
11th floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2424.45	24
12th floor	2809.34	261.45	2547.79	58.14	0.00	0.00	13.50	69.64	2478.15	24
13th floor	2723.38	260.79	2462.59	58.14	0.00	0.00	0.00	58.14	2404.45	24
14th floor	2723.38	236.83	2486.55	89.18	0.00	42.16	811.95	943.29	1543.26	15
15th floor	1737.27	155.25	1582.02	38.76	0.00	0.00	0.00	38.76	1543.26	15
16th floor	1737.27	155.25	1582.02	38.76	0.00	0.00	0.00	38.76	1543.26	15
17th floor	1737.27	155.25	1582.02	38.76	0.00	0.00	0.00	38.76	1543.26	15
18th floor	1764.18	155.25	1608.94	38.76	0.00	0.00	26.92	65.68	1543.26	15
Terrace Floor	185.16	0.00	185.16	300.84	0.00	84.32	0.00	385.16	0.00	0
Total	48942.91	4454.07	44488.84	1159.02	0.00	126.48	1296.03	2581.53	41907.31	411

AREA STATEMENT - BLOCK 2 - RESIDENTIAL - WING E,F,G & H (G+13 FLOORS) in SQM

	Gross Area	Non BUA deduction Cutouts	Total BUA	FAR deduction Lift/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
Ground Floor	2939.31	90.33	2849.00	72.67	0.00	0.00	0.00	72.67	2776.33	20
1st Floor	2939.81	212.00	2726.71	72.67	0.00	0.00	0.00	72.67	2654.04	20
2nd floor	2206.31	507.17	2699.14	72.67	0.00	0.00	23.08	95.75	2603.39	20
3rd Floor	2920.19	90.83	2829.36	72.67	0.00	0.00	0.00	72.67	2756.69	20
4th Floor	2917.23	90.83	2826.40	72.67	0.00	0.00	0.00	72.67	2753.73	20
5th Floor	2917.23	226.97	2690.26	72.67	0.00	0.00	0.00	72.67	2617.59	20
6th Floor	3911.20	536.64	3374.56	72.67	0.00	0.00	535.20	607.87	2766.69	20
7th Floor	3374.23	507.17	2867.06	72.67	0.00	0.00	0.00	72.67	2794.39	20
8th Floor	2920.19	90.83	2829.36	72.67	0.00	0.00	0.00	72.67	2756.69	20
9th Floor	2717.23	90.83	2626.40	72.67	0.00	0.00	0.00	72.67	2553.73	20
10th floor	2917.23	226.97	2690.26	72.67	0.00	0.00	0.00	72.67	2617.59	20
11th floor	2917.23	226.97	2690.26	72.67	0.00	0.00	0.00	72.67	2617.59	20
12th floor	3174.23	507.17	2667.06	72.67	0.00	0.00	0.00	72.67	2594.39	20
13th floor	2920.19	90.83	2829.36	72.67	0.00	0.00	0.00	72.67	2756.69	20
14th floor	2391.35	66.70	2324.65	95.07	0.00	34.72	0.00	129.79	2194.86	16
15th floor	2319.75	202.83	2116.92	58.14	0.00	0.00	0.00	58.14	2058.78	16
16th floor	2319.75	202.83	2116.92	58.14	0.00	0.00	0.00	58.14	2058.78	16
17th floor	2776.75	483.04	2293.71	58.14	0.00	0.00	27.30	85.44	2207.87	16
18th floor	2332.71	66.70	2266.01	58.14	0.00	0.00	0.00	58.14	2207.87	16
Terrace Floor	318.36	0.00	318.36	167.62	0.00	190.74	0.00	358.36	0.00	0
Total	55769.96	4518.22	51251.76	1512.58	0.00	185.46	584.98	2283.02	48968.74	360

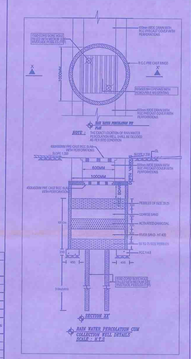
AREA STATEMENT - BLOCK 3 - RECREATIONAL BLOCK (G+3 FLOORS in SQM)

	Gross Area	Non BUA deduction Cutouts	Total BUA	FAR deduction Lift/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR
Ground Floor	503.13	2.40	499.73	4.00	0.00	0.00	0.00	4.00	494.73
1st Floor	512.53	64.81	447.70	4.00	0.00	0.00	0.00	4.00	443.70
2nd Floor	491.41	2.40	489.01	4.00	0.00	0.00	0.00	4.00	485.01
3rd Floor	446.26	2.40	445.86	4.00	0.00	53.40	200.00	257.40	188.46
Total	1953.33	72.01	1881.32	16.00	0.00	53.40	200.00	269.40	1611.92

CONSOLIDATED AREA STATEMENT

	Gross Area	Non BUA deduction Cutouts	Total BUA	FAR deduction Lift/LMR	Parking / Ramp	Staircase/Headroom	Terrace	Total FAR Deduction	Net FAR	No Of Units
RECREATIONAL BLOCK	1953.33	72.01	1881.32	16.00	0.00	53.40	200.00	269.40	1611.92	0
PARKING LEVELS	24623.46	56.32	24607.14	179.26	23658.83	0.00	0.00	23838.09	768.05	0
RSIDENTIAL	104612.89	8972.29	95640.60	2671.60	0.00	311.94	1881.01	4864.55	90776.05	771
TOTAL	131229.68	9100.62	122129.06	2866.86	23658.83	365.34	2081.01	28972.04	93157.02	771

ಆಯುಕ್ತರವರ ಕಚೇರಿ ಸ್ವೀಕೃತಿ
ದಿನಾಂಕ 29 AUG 2025
ಸ್ವೀಕೃತಿಯನ್ನು ಅಪೇಕ್ಷಿಸಿದೆ.
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಕೆ.ಆರ್.ಪುರ ವಲಯ, ಬೆಂಗಳೂರು.



PROJECT :

PROPOSED RESIDENTIAL BUILDING FOR PHASE 1 AT SY NO. 24/6,22/2, 21, MADAPANAHALLI VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BANGALORE URBAN DISTRICT. KHATA NO : 1502001022008200061

TITLE :

SITE PLAN

Owner's Signature :

MR. R.K. SIPANI
SIPANI PROPERTIES PVT LTD

Architect's Signature :

Mrs. JAMUNA CHALAM
BCC/BL-3.6/A-2882 / 2018-19

Scale : 1:400

Date :

Drg.no. : SAN/ 01 OF 24

Architects :

VERNEKAR ASSOCIATES PVT.LTD.
ARCHITECTURE, ENGINEERING AND INTERIORS
#5,1ST 'A' MAIN,STAG EXTENSION, 1ST BED,
KORAMANGALA 4TH BLOCK, BANGALORE - 560 095
PH. 080 - 40209930